

043.0

0007

0006.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

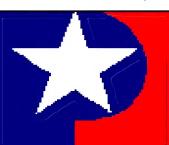
395,000 / 395,000

USE VALUE:

395,000 / 395,000

ASSESSED:

395,000 / 395,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		PARK ST PL, ARLINGTON

OWNERSHIP		Unit #:	B
Owner 1:	MCMURRAY BRIAN & ABIGAIL		
Owner 2:			
Owner 3:			

Street 1:	4 PARK ST PL UNIT B
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	LENNON MARK -
Owner 2:	-
Street 1:	4 PARK ST PLACE #B
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Aluminum Exterior and 1156 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7106																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	395,000			395,000		
							197072
							GIS Ref
							GIS Ref
							Insp Date
							09/25/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	389,000	0	.	.	389,000	389,000	Year End Roll	12/18/2019
2019	102	FV	420,700	0	.	.	420,700	420,700	Year End Roll	1/3/2019
2018	102	FV	270,100	0	.	.	270,100	270,100	Year End Roll	12/20/2017
2017	102	FV	245,800	0	.	.	245,800	245,800	Year End Roll	1/3/2017
2016	102	FV	245,800	0	.	.	245,800	245,800	Year End	1/4/2016
2015	102	FV	226,800	0	.	.	226,800	226,800	Year End Roll	12/11/2014
2014	102	FV	216,200	0	.	.	216,200	216,200	Year End Roll	12/16/2013
2013	102	FV	216,200	0	.	.	216,200	216,200		12/13/2012

Parcel ID 043.0-0007-0006.B

!3704!

## PRINT

Date

Time

12/10/20

18:53:04

## LAST REV

Date

Time

12/20/19

09:38:37

danam

3704

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
LENNON MARK,	69703-442	8/1/2017	480,000
MCLELLAN PAUL J	60294-170	10/22/2012	281,750
MCLELLAN CARL	27831-206	10/31/1997	1
		Family	No No A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2019	1132	Solar Pa	11,781	C				
2/22/2019	219	Insulate	1,000	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
2/16/2018	SQ Returned	EMK	Ellen K
1/17/2009	Meas/Inspect	372	PATRIOT
1/17/2009	Left Notice	372	PATRIOT
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			CONDO CONVERSION 7/95, Building Number 1.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: WHITE				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1850		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor: 1 - 1st Floor													
Const Mod:				% Own: 45.000000000													
Lump Sum Adj:				Name: 148 - 7106													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRs	FL						
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	5	3	M						
Sec Int Wall: %				Economic:		Additions:											
Partition: T - Typical				Special:		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		Baths:											
Sec Floors: %				Total: 31	%	Plumbing:											
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 295.00		Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002		General:											
Electric: 3 - Typical				Const Adj.: 1.00999999													
Insulation: 2 - Typical				Adj \$ / SQ: 402.232													
Int vs Ext: S				Other Features: 55407													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 572426													
% Com Wall				Depreciation: 177452													
				Depreciated Total: 394974													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [ ] Model: [ ]																	
Serial #: [ ] Year: [ ] Color: [ ]																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 043.0-0007-0006.B													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]																	